



**LOS ANGELES COUNTY CLERK  
CEQA FILING COVER SHEET**

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

**TYPE OR PRINT CLEARLY**

**Project Title**

Use Permit Amendment to allow alcohol sales (the sale of beer and wine only for on-site consumption) at an existing "Eating and Drinking Establishment" use (Bluestone Lane restaurant) located at 321 Manhattan Beach Boulevard in the Downtown Commercial (CD) Zoning District and associated environmental determination in accordance with the California Environmental Quality Act. (Planning Commission Resolution No. 23-01).

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.**



**CITY OF MANHATTAN BEACH**

1400 Highland Avenue, Manhattan Beach, CA 90266

**Angelica Ochoa**

[www.manhattanbeach.gov](http://www.manhattanbeach.gov) [aocchoa@manhattanbeach.gov](mailto:aocchoa@manhattanbeach.gov) (310) 802-5517

**February 28, 2023**

**Los Angeles County Clerk  
Environmental Filings  
12400 Imperial Highway, Room 1201  
Norwalk, CA 90650**

**RE: Notice of Exemption for Use Permit Amendment for 321 Manhattan Beach Boulevard,  
Existing Bluestone Lane restaurant (Planning Commission Resolution No. 23-01)**

**To Whom It May Concern:**

Enclosed is the Notice of Exemption with the corresponding check for the above referenced project.  
Please process and return verification to:

Community Development Department  
Attention: Angelica Ochoa  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Please reach out if you have any questions.

**Thank you,**

**Angelica Ochoa, Associate Planner**

**Enclosures:**

- Notice of Exemption Form (2 Copies with Wet Signatures)
- Check (\$75)

NOTICE OF EXEMPTION

**To:**   X   Los Angeles County Clerk  
12400 E. Imperial Highway, Room 1201  
Norwalk, CA. 90650

In addition to filing this Notice of Exemption (NOE) with the Los Angeles County Clerk, the City has posted the NOE on the City's website, where it will remain posted for 30 days; and has emailed the NOE to the Applicant.

**From:** City of Manhattan Beach  
**Address:** 1400 Highland Avenue  
Manhattan Beach, CA 90266

**Subject:** **Filing of NOTICE OF EXEMPTION in compliance with Section 21152 of the Public Resources Code.**

**Project Title:** Use Permit Amendment to allow alcohol sales (the sale of beer and wine only for on-site consumption) at an existing "Eating and Drinking Establishment" use (Bluestone Lane restaurant) located at 321 Manhattan Beach Boulevard in the Downtown Commercial (CD) Zoning District and associated environmental determination in accordance with the California Environmental Quality Act. (Planning Commission Resolution No. 23-01).

**Lead Agency:** City of Manhattan Beach, Community Development Department

**Contact:** Angelica Ochoa, Associate Planner

**Phone No:** (310) 802-5517

**Project Location:** 321 Manhattan Beach Boulevard, Manhattan Beach, CA, Los Angeles County

**Project Description:** Consideration of a Use Permit Amendment to allow alcohol sales (the sale of beer and wine only for on-site consumption) at an existing "Eating and Drinking Establishments" use (Bluestone Lane restaurant) located at 321 Manhattan Beach Boulevard in the Downtown Commercial (CD) zoning district. Per LCP Section A.16.020(L), a use permit, or use permit amendment, shall be required for any new alcohol license within the Downtown Commercial (CD) zoning district. (Bluestone Lane restaurant)

**Public Agency Approving Project:** City of Manhattan Beach

NOTICE OF EXEMPTION

**Name of Person Carrying Out Project:** BL 321 Manhattan CA LLC (Manny Diaz)

**Reason for Exempt Status:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 1, Existing Facilities, Section 15301 of the State CEQA Guidelines, which exempts changes consistent with the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Furthermore, there are no features that distinguish this project from others in the exempt class. Thus, no further environmental review is necessary.

**Lead Agency Contact Person:** Angelica Ochoa Phone: (310) 802-5517

Signature Talyn Mirzakhanian Title Acting Community Development Director

Date February 28, 2023